

City of Jonesboro City Council
Staff Report RZ 22-13 Southwest Dr. & Thompson Dr.
Municipal Center - 300 S. Church St.
For Consideration by the MAPC September 27, 2022

REQUEST: To consider a rezoning of two tracts of land containing 4.41 +/- acres.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Medium Density District to “RM-16” Residential Multifamily; 16 units per net acre.

OWNER Jeremy Moore, 2013 Jamestown Drive, Jonesboro, AR 72404

LOCATION: Thompson Drive and Southwest Drive, Jonesboro, AR 72401

SITE DESCRIPTION: Tract 1 Size: Approx. 1.78 Acres
Tract 2 Size: Approx. 2.63 Acres
Street Frontage: 130.12 ft.
Topography: Flat
Existing Development: Vacant/Woods

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	RM-16 Residential Multifamily
South	R-1 Single-Family Medium Density District
East	R-1 Single-Family Medium Density District
West	R-1 Single-Family Medium Density District

HISTORY: Land has been a vacant lot for 5+ years.

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as High Intensity Growth Sector. A wider mix of land uses is appropriate in the **High Intensity Growth Sector**. From Multi-Family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Multi-Family*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*

DENSITY: *Multi-Family 8 – 14 Dwelling Units Per Acre*

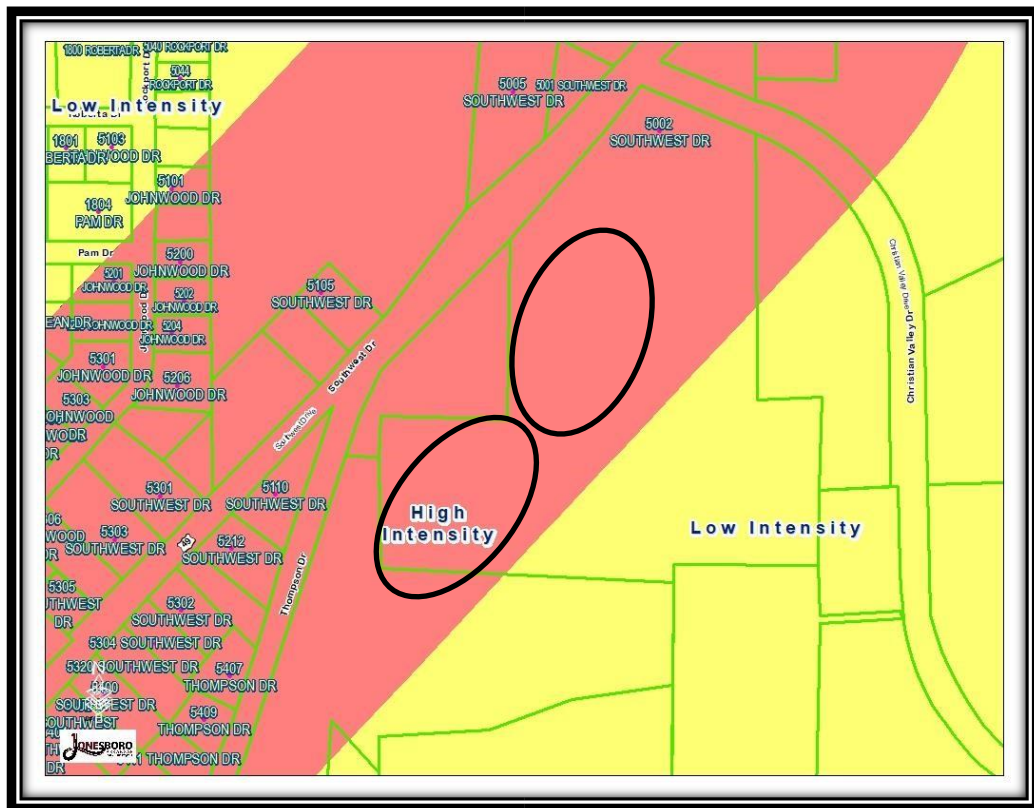
Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

HEIGHT: *150 Feet*

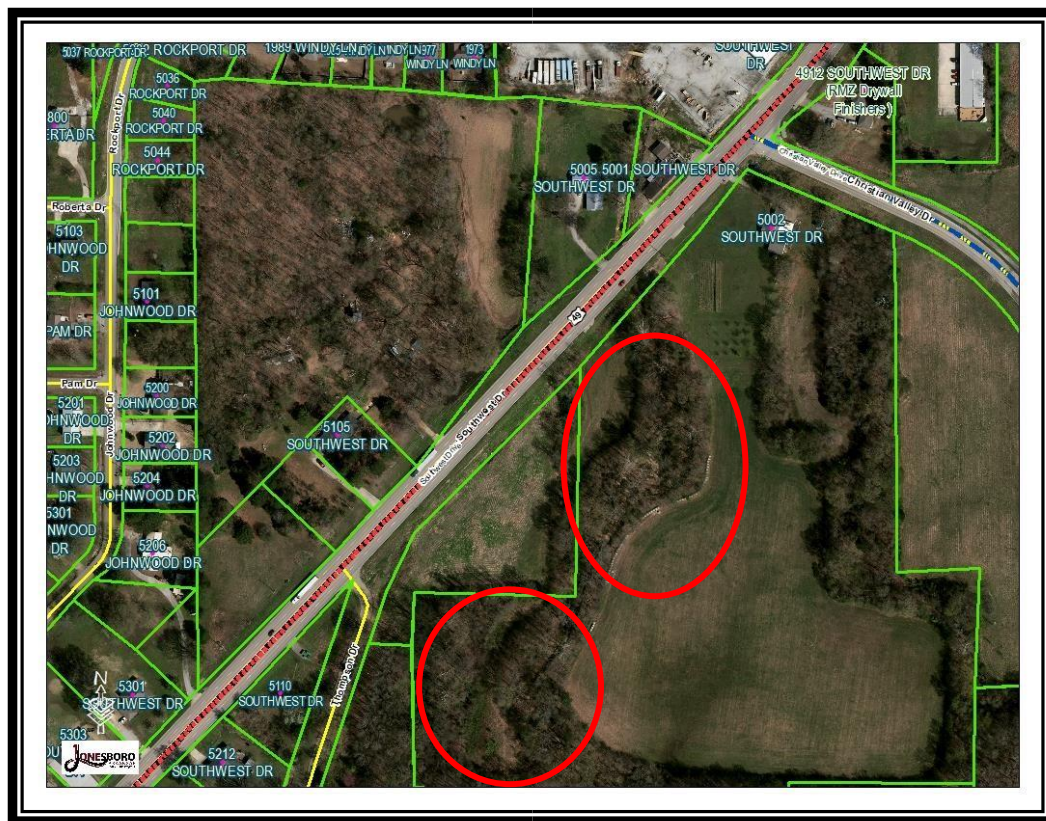
TRAFFIC: *This will be located along arterial streets with high traffic volume.*

EXAMPLES:





Land Use Plan



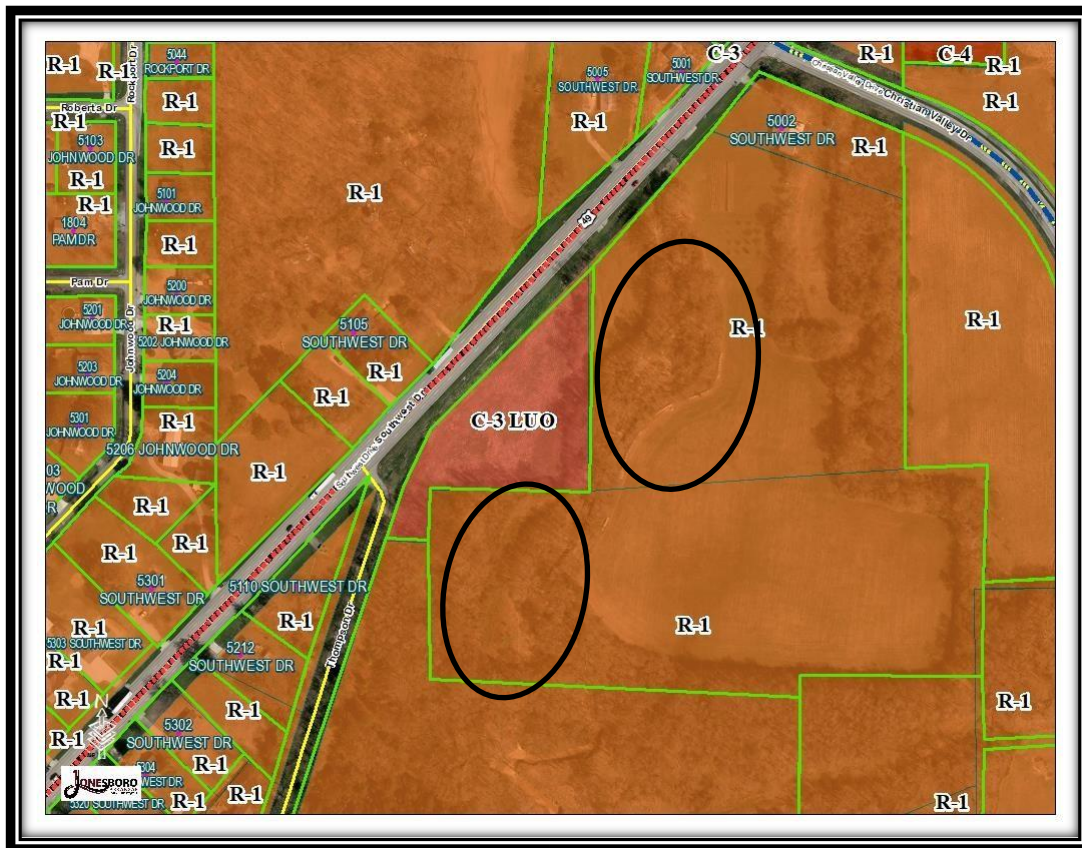
Master Street Plan

Master Street Plan/Transportation

The subject property will be served by Southwest Drive or Thompson Drive.

Southwest Drive is classified as a **Principal Arterial** on the Master Street Plan. The Principal Arterial's function is to provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.







Thompson Drive is classified as a **Local Street** on the Master Street Plan. Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents. The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.



Zoning Map

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the site is surrounded by Residential Zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The property could not be developed as multifamily under its current zoning, rezoning provides for more consistent facilities and would be an efficient method for developing the property.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	No detrimental or adverse impacts are predicted, if proper planning is implemented. Residential surrounds this property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “R-1” Single-Family Medium Density District. The applicant wants to rezone the property to “RM-16” Residential Multifamily; 16 units per net acre. The owner anticipates to use this site as a 55+ multi-family development if rezoned successfully.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Residential District as follows:

RM-16—Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON SEPTEMBER 27, 2022

Jeremy Moore is requesting a Rezoning from R-1, Single-Family Medium Density District, to RM-16, Residential Multifamily 16 units per net acre. This Rezoning is for 4.41 +/- acres (2 tracts) located at Thompson Dr. and Southwest Dr.

Applicant – Jeremy Moore: Explained they rezoned 2.5 Acres for the 40 units they are working on. Mark Morris did a preliminary layout and it was tight on that 2.5 acres and not what they envisioned or planned to do. They purchased 4.5 acres attached to it, which is shown in the plat they had redone. Explained they now have about 7 acres. They bought everything on their side of the creek, so now they have a buffer between them and the other property owners on that side of the creek. This will allow them to have a lot of green space, and spreading it out. Explained the new layout Mark Morris drew has about 70 units on it and that is more conducive to how they wanted it in the beginning. Explained the amount of green space, explained the dark blue area was the community center and pool, there is a community garden. Explained that they aren't planning on putting in the extra units that would make it a RM-16, they are just trying to expand and spread it out. Explained he knows (unable to transcribe) is there, and he and James had met with them a few weeks before. Said he knows he's there on behalf of the school board. **Safety –** they plan to have a fully fenced, enclosed, gated community. It's bordered by a creek and a pond on one side and Southwest Dr. on the other. Explained the area is isolated, and with their 55 and older plan, safety is as much a priority for them as it is for everyone else. **Drainage –** Mark Morris had fixed this by the creek on the far side along with the retention pond not only allows them to get rid of the units on the bottom side to put the pond in for a buffer. So not only is there a creek buffering them between neighboring property and valley view property, but also the green area behind the pond they are putting in they will not only be able to deal with drainage but create a buffer. **Traffic –** Said traffic is bad anywhere in Jonesboro. Explained most of them won't have a 9-5 or 8-4 schedule with the 55 and older rule. Explained in the letter Mr. Pope Joy sent out referenced 45 minutes in the morning and 30 minutes in the afternoon for 178 days a year. This is about 1 hour and 15 minutes a day for less than half a day of the year. Understands this is a valid concern as far as school traffic is, but as far as overall traffic it is a moot point during the time of day, amount of minutes per day and the amount of days per year to the overall project.

Commission – Paul Ford: Asked if they are doing 70 units, and have 7 acres, could they go down to an RM-12

Moore: Explained the others are rezoned for 16, but couldn't leave it at 16 and then turn around and ask for 8 on the rest to get that 70 units because they would still be stuck having that 40 on the 2.5 acres of RM-16.

Commission – Jim Little: Said he could ask for 12, keep 16, and still do the plan they are showing. Explained he is trying to compromise for the people with problems with this project. They are talking about 110 units, they are only doing 70 units with 7 acres. This is more like RM-10

Moore: Explained they are happy to move it down, they were trying to match up what they had. Thought it made more sense to replat it as one, no problem changing it to RM-12.

Commission – Kevin Bailey: On the preliminary site plan Mark Morris did, it shows two roads leading out of it. One to Thompson and one that appears to cross a ditch. Explained it looks like this is Phase I of a larger project that is coming down the road. Explains this is concerning they may be back before them again for more rezoning over more property he may buy to add more multi-family homes.

Moore: Explained one goes to Thompson and Southwest drive and one to neighboring property from Smith who he bought the 4.5 acres. Said the property owner isn't interested in selling it. It would be up to the MAPC board if they came back to rezone it. Said they wouldn't do the same model on it. Said he couldn't imagine with the price they'd pay for the 15 acres. As far as looking into the future, they are looking at this project that will take them 3-5 years.

Commission – Jeff Steiling: Explained his concern is that without showing it, he's not sure if he can get that many units in the property anyways once garages, driveways and sidewalks are added. Said he questioned if he can develop it the way they intend and envision. If this happens, wants to sell property after they've rezoned it, what if someone comes in and packs it full of apartments and it can't be stopped.

Moore: Explained if 70 can't be put on there, they will do 60. If 60 can't be done, then 55. They said it only made sense to go from 40 up when they were adding the acreage in order to be able to spread it out. Said nothing is set in stone to where they have to have 70.

Staff Comments – Monica Percy: This request does meet the zoning criteria. Recommends approval with following conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. Any change of use shall be subject to Planning Department approval in the future.
3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.
4. The site shall comply with all Overlay District guidelines.

Public Comments – Roland Popejoy – Explains he's the superintendent of Valley View.

Confirms he has had multiple conversations with Mr. Moore and Mr. Best about the plans.

Their concerns are the safety and security of the students. With the ingress coming on Thompson drive, says it might be a short time frame but it's a very important timeframe for that district. Said on Thompson drive heading south and south east is usually backed up and they have vehicles on the Southwest drive turn lane waiting to get onto Thompson. The other side is Christian Valley which is closer to where the other ingress is Southwest drive is an arterial street and that would leave those timeframes those being the only entry/exit for this property. The intend 55 and older could decrease some of the traffic flow, there are situations where they may be in that age range and still working and going out in those time frames more individuals have students themselves going to that school and turning into valley view may be a challenge. Says they have to look forward and one question on the current plans is "why in the world was I not here for the original 2.5 acre property" when it was originally proposed to them at a 2.45 acre request it would have been a total of 39 units which wouldn't have been as big of a concern especially as stated. He wasn't sure how they'd fit it on there with an rn16 but with the carports and pieces with handicap accessibility wasn't going to cause as large of a concern. But this second rezoning was requested and the purchase was made – the request was submitted- prior the second reading with the city council and that leads to the concern of what can happen next.

With previously stated by Mr. Bailey with the third street that there is potentially intent to expand this to the additional 15.5 acres or beyond that which could total to 22.5 acres which would be a traffic nightmare.

Mr. Moore: The third entrance just makes sense to the layout stand point to plan for the future, but says they can all agree there will never be 22 acres of RM 16 on that piece of property. He would hate for everyone to be fixated on what happen on that 15 acres when it may not even come to then.

Moore: On the far side it's bordered by the property owner so the only exit is another one on southwest close to the one they are proposing and one on Christian valley drive. There would be 2 exits bit both in close proximity to where they meet southwest drive. They feel like where they put their ingress and egress on Thompson and southwest. Theoretically anyone getting up that early is more likely going right and flowing with traffic going into Jonesboro. Understands the traffic issues as well as anyone but still doesn't see the impact of an additional 30 units with the 40 the already have would impact traffic

Commission - Paul Ford: Would the light at the Darhill Rd and Southwest intersection be allowed the timing of that light on open up that way to make those turns

Morris: Doesn't think that signal is with our timing plan since it's too far away from other lights. It's not in sync with the rest of the lights

Ford: In general, is it close enough that when the light stops traffic on on 49 would that light not create a time buffer for people to get in and out

Morris: It would create gaps where you could pull in and out in either direction, but more concern is people turning in is stacking up.

Moore: When they sold the 11.83 acres to valley view, what was discussed was that helping to alleviate traffic. Not sure where the plans are, but when valley view came to them about purchasing that property it was for building their own bypass to eliminate traffic on their side.

Popejoy: Stated Valley view School District seeks security and safety if they are considering an approval they are requesting they wait for additional traffic and drainage studies. As a school district they are asking for opposing for the reasons stated.

Moore: Asked if the reasons stated are mandatory upon engineering approval

Morris: Stated yes

Steiling: Asked Monica Percy if this meets the master plan of this area of Jonesboro.

Percy: Confirmed

Ford: The concern is density. If they RM16 for all of this and they get an offer they can't refuse and someone comes in to build 3 story apartments, that changes the nature. Nothing ties them to keeping this property. The concern is density and not just for traffic, but for all kinds of reasons

Moore: Stated he would be happy to move it to RM12

Commission – Lonnie Roberts: Amending it to RM12 to resolve the issue

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 22-13, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. Any change of use shall be subject to Planning Department approval in the future.

- 3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.
- 4. The site shall comply with all Overlay District guidelines.

The MAPC finds to rezone property from R-1, Single-Family Medium Density District, to RM-12, Residential Multifamily 12 units per net acre, for 4.41+/- acres of land located at Thompson Dr. and Southwest Dr. The motion was seconded by Mr. Paul Ford.

Roll Call Vote: Aye: 5 – Paul Ford, Stephanie Nelson; Monroe Pointer; Jimmy Cooper; and Jim Little

Nay: 2 - Jeff Steiling and Kevin Bailey

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-13 a request to rezone property “R-1” Single-Family Medium Density District to “RM-16” Residential Multifamily; the following conditions are recommended:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- 2. Any change of use shall be subject to Planning Department approval in the future.
- 3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.
- 4. The site shall comply with all Overlay District guidelines.

Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 22-13 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”

Single-Family Medium Density District to “RM-16” Residential Multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.